



City of Hesperia

Gateway to the High Desert

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Tentative Tract Map 20637 (TT23-00004)

Date: February 10, 2026

To: State Agencies, Responsible and Trustee Agencies, Local and Public Agencies, and Interested Organizations and Individuals

Project Title/Case Number: Tentative Tract Map 20637 (TT23-00004)

Project Location: The proposed project site is located on the southwestern corner of Oak Valley Street and Fuente Avenue in the northwestern portion of the City of Hesperia, California. The project site's latitude and longitude are 34° 25' 0.8" N; -117° 21' 52.8" W. The project site is located within the Hesperia, California 7 ½ Minute USGS Quadrangle (Township 4 North, Range 4 West, Section 23).

Project Description: The proposed project consists of the development of 22 single-family homes and two lettered lots on a 4.18-acre gross project site. Improvements include an 18-inch-deep retention basin, a landscaped area along Fuente Street and the construction of street improvements along with new internal street, to be named *Canyon View Avenue*, located at the center of the tract. Lot sizes will range from approximately 5,299 square feet to 7,721 square feet. The project site is zoned Residential (R1-4500).

Environmental Review and Public Comments: Circulation of the Initial Study/Mitigated Negative Declaration (IS/MND) is to encourage written public comments. The comment period on the IS/MND is available for a 30-day public review period beginning February 11, 2026 through March 12, 2026 at 5:00 p.m. Please submit comments in writing via email to egonzalez@hesperica.gov or via mail to:

Edgar Gonzalez, Senior Planner
City of Hesperia
9700 Seventh Avenue
Hesperia, CA 92345
(760) 947-1330

Document Availability: The IS/MND and other supporting documents are available for review at City of Hesperia Planning Division, 9700 Seventh Avenue Hesperia, CA 92345 and may also be accessed on the City of Hesperia's website at: <https://www.hesperica.gov/1466/Environmental-Review-Documents>

Sincerely,

A handwritten signature in blue ink, appearing to read "Edgar Gonzalez".

Edgar Gonzalez
Senior Planner



Figure 1 – Project Location

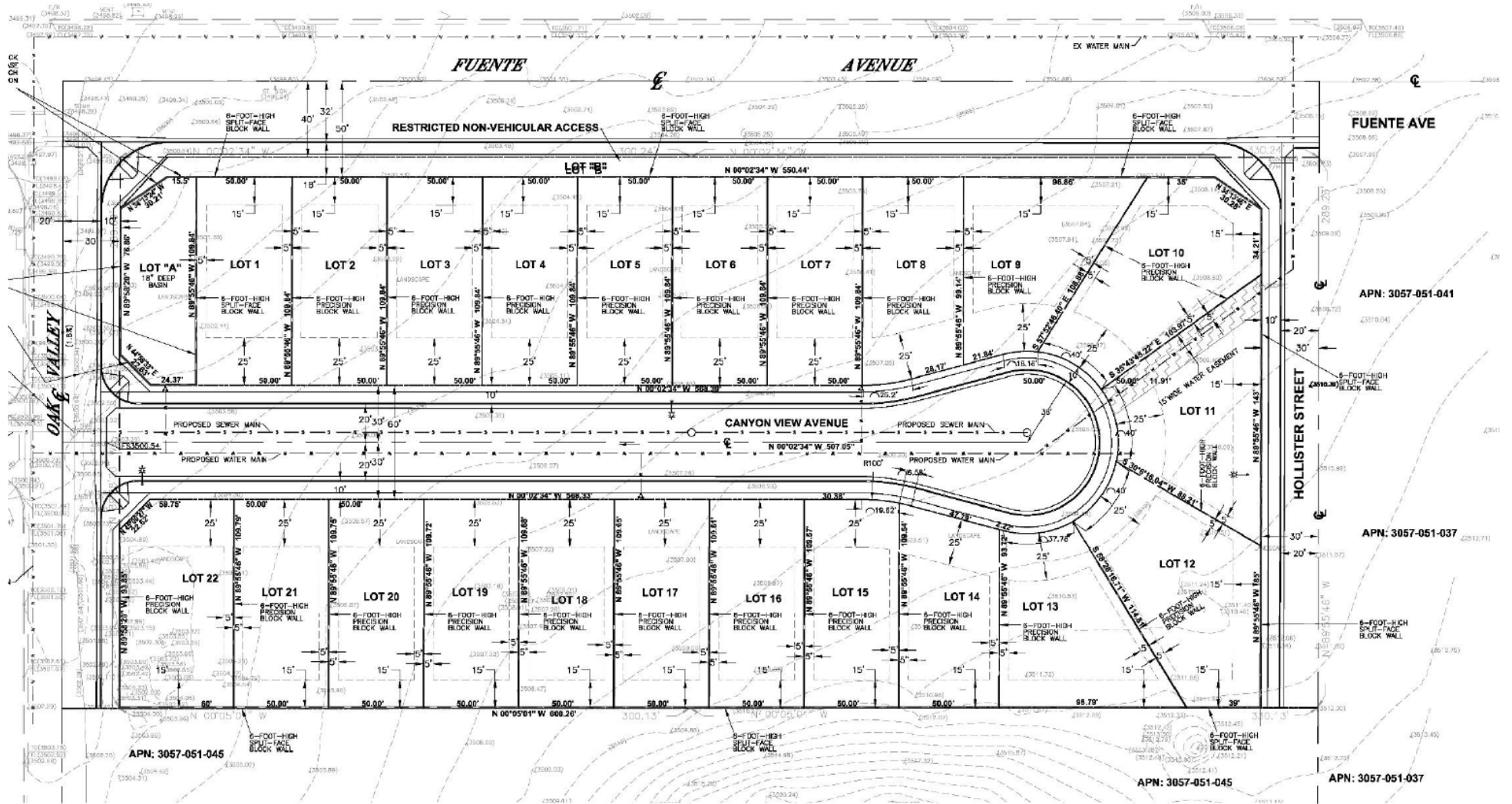


Figure 2 – Site Plan Schematic